

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

January 16, 2007

A meeting of the City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present

Harold Sanger, Chairman
Michael A. Schoedel, City Manager
Steve Lichtenfeld, Aldermanic Representative
Mark Zorensky
James Liberman
Debbie Igielnik
Marc Lopata

Absent:

None

Also Present:

Catherine Powers, Director of Planning & Development Services
Jason Jaggi, Planner
Kevin O'Keefe, City Attorney

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

MINUTES – MEETING OF JANUARY 2nd, 2007 PLAN COMMISSION/ ARCHITECTURAL REVIEW BOARD

The minutes of the meeting of January 2, 2007 were presented for approval. The minutes were approved after having been previously distributed to each individual member.

CONDITIONAL USE PERMIT/ARCHITECTURAL REVIEW – NEW BUSINESS – BUDGET RENTA A CAR – 7638 FORSYTH

Chairman Sanger announced that the applicant has requested that this item be postponed until the next meeting of February 5th.

Catherine Powers stated that the applicant has indicated that a traffic study will be conducted for presentation with regard to this proposed operation.

At the request of the applicant, this item was continued.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 155 NORTH CENTRAL AVE.

Mr. Ed Ellermann, owner/developer and Mr. Thomas Yanko, project architect, were in attendance at the meeting.

Catherine Powers indicated that this is a request for construction of a 4,948 square foot, approximate 26.5 feet in height-story brick single-family residence with a two-car below grade front entry garage. Access to the residence is provided via a new curb cut along the north side of the property. The plans indicate that the existing impervious coverage is 3,980 square feet or approximately 50% of the site. The new plans show impervious coverage at 4,301 square feet or 53.7% of the site, an increase of 3.7%. Since a storm sewer is not available, the applicant is proposing to pipe all downspouts and the trench drain to bubbler caps in the front yard. The Public Works Director has reviewed the storm water mitigation plans and finds them acceptable. Trash will be stored in a basement alcove accessible from the front of the house and screened with an ornamental metal gate. The HVAC units are located on the north side of the house greater than 5-feet from the side property line. There are 57-caliper inches of trees which will be removed from the site, of which 39-inches require replacement. The applicant will provide 74.5-inches of replacement trees. The City's contracted landscape architect has reviewed the landscape plan and indicates that the proposed plantings on the north side yard may be impacted due to their location in a swale. These trees should be relocated away from the drainage areas. Staff has concerns with the location of the trees in the north side yard given the space constraints and the potential conflicts with the drainage system. The applicant should submit a revised landscape plan showing the relocation of the cherry trees and the redbuds; therefore, staff recommends approval of the site plan with the condition that the applicant submit a revised landscape plan relocating the redbuds and cherry trees per staff approval prior to the issuance of a building permit.

Mr. Ellermann indicated that the house has been purchased by Mr. & Mrs. Diebold.

Mr. Yanko stated that the existing property contains a 2-story brick house with a detached garage. He stated these structures will be demolished to make way for the new house. He stated the house meets all setback requirements and that the garage doors are tucked under the front balcony. He stated they will shift the trees per staff's recommendation as necessary due to the swale, probably about 18" one way or another.

Catherine Powers stated that staff was looking at relocating the trees elsewhere on the site and would prefer those trees be scattered throughout the site.

Mr. Yanko agreed to this and indicated he would provide staff a revised landscape plan.

Steve Lichtenfeld asked about the bubblers.

Mr. Yanko indicated that one will be placed on either side of the driveway that will trickle water onto the ground.

Chairman Sanger asked if there is a storm sewer system in the area to connect to.

Catherine Powers replied “no”. She stated the other newer houses on North Central mitigate drainage in a similar manner.

Mark Zorensky asked where the water from the front yard drain goes.

Mr. Yanko indicated that it is pumped to the bubblers.

Debbie Igielnik asked if that is the most effective water mitigation method.

Catherine Powers indicated it depends on the circumstances and the site itself.

Mark Zorensky asked if this construction will result in more water to the south and north than currently exists.

Catherine Powers replied “no”.

A brief discussion regarding storm water run-off ensued. Marc Lopata indicated that he does not believe that there is an inlet at Central & Pershing; he believes the inlet is located a few properties down the street.

Mark Zorensky asked about the 4-foot high wood fence indicated on the plans.

Mr. Yanko advised the members that the fence should be noted to be located around the HVAC units. (The location of the fence is incorrect on the plans).

Marc Lopata asked if there are setback requirements for the bubblers.

Catherine Powers replied “no”.

Jason Jaggi stated they should be located at least 10 feet away from the foundation.

Marc Lopata asked if there will be a sump pump.

Mr. Yanko replied “yes”.

Marc Lopata asked if the sump pump will run to the bubbler.

Mr. Yanko replied “yes”.

Marc Lopata asked about the flow rate.

Mr. Yanko stated he did not have that information.

A discussion regarding the underground pipes/utility lines and the planting of new trees ensued.

Chairman Sanger asked how it is known that the two bubblers are adequate.

Catherine Powers stated that the plan is reviewed by both MSD and the Public Works Department.

Mike Schoedel asked if there were any current water run-off problems on this site.

Mr. Yanko indicated that he was not aware of any run-off problems.

Jim Liberman asked if a rain garden could be utilized for this site.

Catherine Powers stated that there probably is not enough available space for a rain garden on this site. She stated that the Public Works Director also did not suggest the use of a rain garden for this property.

Marc Lopata mentioned that the amount of impervious coverage on this site is increasing by 3.7% and that if there were any water run-off problems, this situation will only make matters worse.

Chairman Sanger stated that the plan is within the boundaries set forth by the Zoning Ordinance.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve per staff recommendation and that the 4-foot wood fence be located around the HVAC units. The motion was seconded by Debbie Igielnik and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Catherine Powers explained that the proposed residence will be predominantly red brick with stone trim. The mortar color is natural. Small areas of wood siding are proposed around the eaves. Windows will be double hung with divided lights, white in color. A front entry, below grade, two car garage is proposed. While normally not permitted, this area contains many below grade front entry garages, including both houses on either side of the subject property. According to the plans, the garage doors are to be flush metal; the color is not specified. The exposed aggregate driveway is 19'-9" wide and tapers to 10 feet at the approach. The roofing material will be asphalt shingles, black in color. Trash will be located in a foundation alcove off the driveway on the front of the house. The HVAC units are located on the north side of the property and screened with a 4-foot tall wood fence. The structure is similar in massing and architectural style to others in the area. Staff recommends approval as submitted.

Mr. Yanko presented a color rendering to the members. He advised the members that the garage doors sit back about 6 feet from the face of the balcony. He indicated that this type of situation has been done successfully in this area in the past and believes it to work well. He stated the home will be all brick with true limestone trim band-course and around the doors and windows.

A sample of the red brick (smooth) cut limestone, roof shingle (black) and window were presented.

Mike Schoedel asked that the rooflines be discussed. He commented that the adjacent structures' roofs seem flatter than they appear in the plans and color rendering. He asked if they were attempting to match-up or line-up the proposed roof with that of the adjacent structures.

Mr. Yanko replied "no".

Mike Schoedel commented that one can barely see the rooflines of the adjacent structures, even from across the street.

Jim Liberman asked about the garage doors of the adjacent residences.

Mr. Yanko indicated that the garage doors on the adjacent structures are more articulated, but they also directly line up with the front façade, whereas the garage doors of the subject structure are set back.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve as submitted, seconded by Mark Zorensky and unanimously approved by the Board.

ARCHITECTURAL REVIEW – ADDITION TO SINGLE FAMILY RESIDENCE – 417 EDGEWOOD

Mr. Mark O'Bryan, project architect, Mr. Steve Sauder, contractor and Mr. Timothy Elliott, owner, were in attendance at the meeting.

Catherine Powers explained that this is a request for approval of the construction of a second story addition located above an existing sunroom. She stated that the applicant secured a building permit for interior renovations, but also constructed a second story addition to accommodate a master bath. A new building permit as well as architectural review is required for the new addition that has been partially completed. The existing home is a Tudor design and the alterations will match this style. The exterior materials feature stucco and wood timbers to match existing. The windows will be double-hung wood, bronze in color. The plans show the roof line of the addition to be higher than the existing home; however during a site visit, the roof line of the addition appears to match the height of the existing structure. The roofing material on the addition will be slate to match the existing roof. The addition complies with the front yard and side yard setback provisions of the Zoning Ordinance and will not increase the footprint of the residence. Staff believes that, for the most part, the addition blends well with the existing residence. Staff had some concerns with the appearance of the addition in terms of massing and with the box bay on the south side elevation. The plans show the roof line to be taller, but as built, the roof line appears to match the existing structure. Staff's primary concern is with the visibility of the second story box bay on the south side, which extends past the exterior wall and creates an unbalanced visual impact. Staff believes this element could be eliminated without impacting the structural integrity of the addition and therefore, recommends approval with the condition that the box bay on the south side be eliminated and the associated roof eave be reduced.

Mr. O'Bryan indicated that the renovation of this house began back in 2004 and consists of multiple phases; Phase 3 being the subject addition. He indicated that the contractor went ahead and began construction of the addition.

Mark Zorensky asked if the homeowner was unaware that the contractor began construction of this addition.

Mr. O'Bryan indicated that the homeowner was aware of the construction.

Mark Zorensky asked Mr. O'Bryan if he has been the architect throughout the entire process.

Mr. O'Bryan replied "yes", but that he was unaware of this construction. He stated that the addition will match existing, including the bay on the north side of the house. Photographs illustrating existing bays in the neighborhood and on the subject house were presented.

Catherine Powers commented that the overhang is very visible from the street. She reminded the members that the impact and recommendation as indicated in staff's memorandum are strictly staff's position.

Chairman Sanger asked the size of the addition.

Mr. O'Bryan replied "135 square feet".

Catherine Powers reiterated that some type of architectural review approval is required here, rather it be administrative or through this Board.

Chairman Sanger asked the size of the structure.

Mr. O'Bryan indicated that it is about 2,300 square feet.

Mike Schoedel advised the remaining members that the reason this application is before this Board is due to the fact that no permit was secured prior to work commencing and because of the bump-out portion of the addition. He stated he felt it would be more appropriate that this come before this Board for approval

Mark Zorensky commented that he is disturbed by the fact that the work commenced without approval and/or a permit. He stated that the plans/drawings had a note on them "interior work only" which obviously would not include an addition.

Mr. Sauder apologized to the members; he indicated that it is his fault that construction began prematurely. He stated he was working on the existing permit and did not realize that there would be an issue with such a small project.

Marc Lopata commented that the permit that was issued was for interior renovation only.

Mr. Sauder agreed. He stated he began with the exterior work because of the nice weather.

Mike Schoedel commented that he agrees that there are other similar bump-outs in the area, but that the exception here is that this bump-out is extremely visible from Edgewood and believes it to look "odd".

Steve Lichtenfeld stated that the bump-out will help “break-up” the large façade and believes it will look better with the bump-out. He stated the materials will match existing materials.

Jim Liberman asked if there are two roof levels.

Catherine Powers indicated that from a visual aspect, the roof levels appear to match up.

Mr. Sauder stated that the original roof has the same pitch as the addition. He stated the new roof is 3 feet above the flat portion of the existing roof but that the flat portion of the roof cannot be seen from the street. He reiterated that the roof pitches will match.

A discussion regarding the roof ensued.

Jim Liberman asked why there is no north elevation rendering.

Mr. O’Bryan stated he did not believe there was the need for one.

Marc Lopata commented that he looked at the addition and is aware that the neighbors like the addition and appreciate the upgrade. He stated he, too, likes the bump-out.

Jim Liberman indicated his desire to see a north elevation rendering. He stated he also has no problem with the bump-out.

Steve Lichtenfeld stated that when he visited the site, he did not see a 3 foot roof height difference. He stated he hopes snow can be kept from accumulating on the north side of the roof.

Mr. Elliott advised the members that he has had concerns with the flat roof since he purchased the house and hopes to change it someday. He indicated that he has letters from three of his neighbors (two across the street and the other from his neighbor to the south) whom all support the addition.

Mark Zorensky asked if the contractor has done work in Clayton before.

Debbie Igielnik commented that it is also the responsibility of the homeowner to secure proper approvals and permits.

Mr. Elliott advised the members that no work was done on weekends and that he did not assume this was a non-permit project. He, too, apologized for the mistake.

Mark Zorensky asked Mr. Elliott’s occupation.

Mr. Elliott indicated that he is an attorney.

Mel Disney, Clayton resident, commented that this situation (beginning work without a permit) could be a negative setting precedent. He stated he assumes the City conducted inspections for the work that was permitted.

Catherine Powers commented that is how the City discovered that construction of this addition began.

Mark Zorensky asked what penalties are imposed when work is started without a permit.

Catherine Powers stated that the permit fees are doubled and work is halted until proper approvals and permits are secured. She stated that the project is also subject to possible non-approval.

Being no further questions or comments, Marc Lopata made a motion to approve as submitted, seconded by Debbie Igielnik and unanimously approved by the Board.

Chairman Sanger asked about a green building ordinance. It was decided that it would be a good idea to organize a sub-committee. Staff was asked to investigate the matter and begin the process. Catherine stated she would do some research and provide information to this Board so a decision can be made on how to proceed forward.

A brief discussion regarding the traffic flow through the alley behind the proposed Budget Rent a Car ensued. Catherine informed the members that Solon Gershman has indicated that they will be ordering a traffic study for presentation to the City and consideration at the upcoming Plan Commission meeting.

Mike Schoedel announced that Mark Mehlman has presented a concept for a 100,000 square foot retail village east of the Crescent to include retail, hotel and parking. He stated they will be looking for public assistance (i.e. TIF).

Mark Zorensky asked if a ruling has been made regarding the Centene Project.

Mike Schoedel indicated that he hopes to hear something by the end of the month.

Mark Zorensky encouraged City staff to review its penalties regarding work being done without a proper permit and/or approval. He stated that doubling permit fees are nominal and believes that holding up construction has a much bigger impact.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 6:40 p.m.

Recording Secretary